

MODEL NOTICE

Post Smoke Detector Notice in Building's Common Area

This notice must be posted in the public area of a building near the certificate of inspection. The notice must: (1) have letters not less than three-sixteenths of an inch in height; (2) have letters in bold type that are properly spaced to provide good legibility against a background of contrasting colors; (3) be durable and substantially secured to the common area where posted; (4) be of metal, plastic, or decal; (5) be posted in a well-lit area, so that the notice is easily legible; and (6) use language that captures all of the information in the Model Notice below.

NOTICE: SMOKE DETECTORS

The owner, _____, of this building located at _____, is required by law to post this notice advising tenants that the owner is required by law to provide and install one or more approved and operational smoke detectors in each apartment in this building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the New York City Administrative Code.

The law further makes the tenant of each apartment responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing, or become inoperable during the occupancy of the apartment with a device meeting the requirements of article 312 of chapter 3 of title 28 of the Administrative Code.

The law also provides that the tenant of each Class A apartment in the building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars (\$25), or a maximum of fifty dollars (\$50) where a combined smoke and carbon monoxide detecting device is installed, for the cost of providing and installing each detector. The tenant has one (1) year from the date of installation to make such payment to the owner.